

MAGGS & ALLEN

3 GREENDALE ROAD

REDLAND, BRISTOL, BS6 7LH

£650,000

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A three-bedroom semi-detached with garage and off-street parking. Much-improved by the current owner, the property is superbly presented inside and out, and boasts an enviable location close to shops on Coldharbour Road, The Downs and Redland Green School.

Vendor's Comments

"Greendale Road has been a wonderful home for our family, providing the perfect base for the kids to walk safely to school and for us all to enjoy the shops, cafes and other excellent amenities of the local area. The off-street parking and garage have meant that parking is never a problem and the garden pod has given us so much flexibility as our lives have changed in the last few years. We'll miss both the house and the area, but it's time to move onto the next phase in our lives."

Ground Floor

The property is entered via a uPVC doorway into a central hallway. Recently fitted contemporary grey Karndean flooring - both hard wearing and attractive - features through the entirety of the ground floor.

A light-filled reception room to the front spans the width of the property, and features a large curved bay window. Neutral walls are complemented by a contemporary feature wall. To the rear is an open-plan kitchen diner with a range of matching base and wall-mounted units and hard wearing, white solid Minerva worktops. AEG integrated appliances include an induction hob, double oven with grill, extractor door, slimline dishwasher, washer-dryer and fridge/freezer. Two further units in the dining area allow for more storage options. From the kitchen is access to the rear garden.

Completing the ground floor is an under-stairs cloak room, in excellent decorative condition and fitted with a WC and hand wash basin, and under-stairs storage ideal for shoes.

First Floor

Ascending from the ground floor, the landing is notable for the substantial natural light that floods the space. From here is access to the bedrooms and the family bathroom.

To the rear of the property is the master bedroom, spanning the width of the building, offering a built-in wardrobes and a recently fitted three-piece en suite comprising a walk-in shower, WC, heated towel rail and basin.

To the front are two further bedrooms. Unlike many three-bedroom properties in the area, both rooms can comfortably accommodate a double bed - making for an excellent family home.

Completing the first floor is the main bathroom, featuring a modern suite comprised of a bath with shower over, basin, heated towel rail and WC. As with much of the property, this was remodelled by the current owner.







Externally

To the front of the property is a low-maintenance garden laid to lawn with a dwarf wall to the boundaries. A driveway leads to the rear of the building, providing access to the secluded garage and off-street parking.

The rear garden, accessible both from the kitchen and the driveway, offers a low-maintenance space with a decked area accessible from the kitchen, in turn leading to a lawn and the garden office (fully insulated and powered), ideal for home working. The garden has been entirely remodelled by the current owner and is beautifully appointed.

Schools

Westbury Park School - Distance: 0.16 miles
Redland Green School - Distance: 0.36 miles
St Bonaventure's Catholic Primary School - Distance: 0.42 miles
Henleaze Junior School - Distance: 0.48 miles

Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

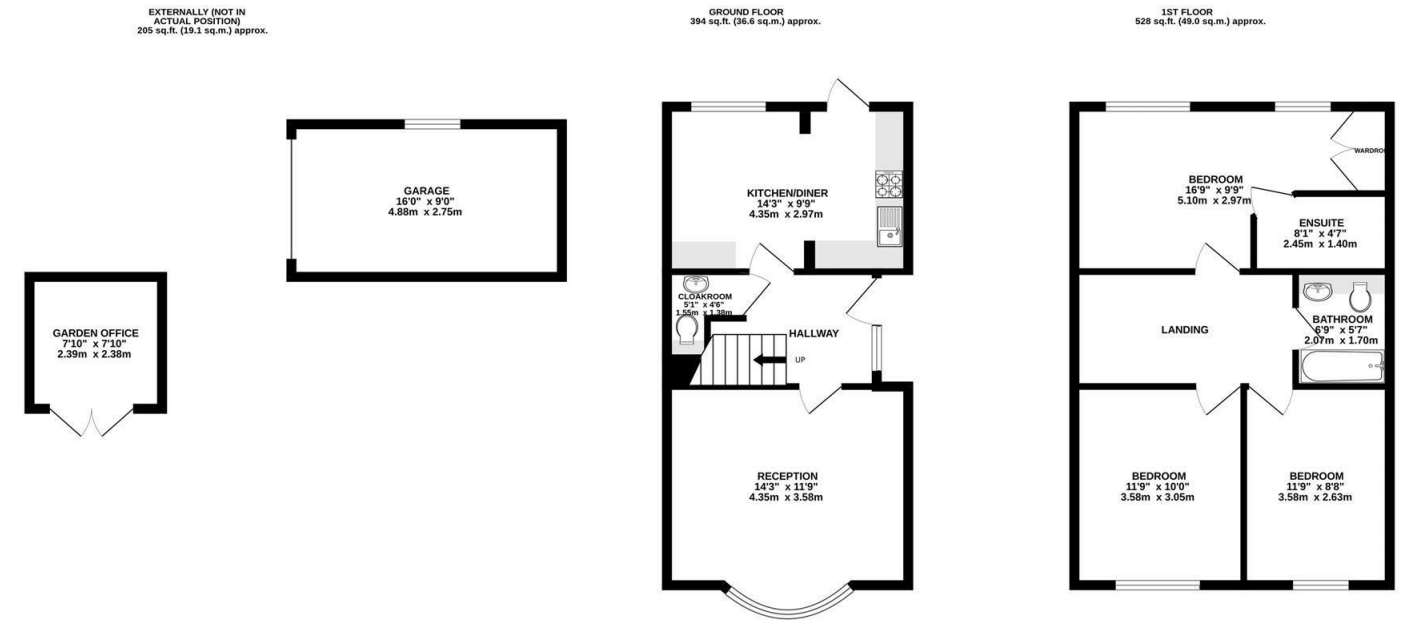
Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Redland Green School has been long viewed as the most highly-regarded state school in the city, ensuring Redland as a real hot spot for families.









TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three-bedroom semi-detached
- Sought-after location, close to shops and schools
- Redland Green School and Westbury Park school in walking distance
- Private secure garage
- Off-street parking
- Modern kitchen and bathrooms
- Superbly well-presented
- Ground floor cloak room
- Garden office included
- EPC TBC

Guide Price: £650,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

MAGGS & ALLEN















60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk

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